



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

Special Meeting, Tuesday June 2, 2015 6:30 p.m.
Special Meeting Location – Town Hall Conference Room

Present: Commissioner Mark Petrucci
Commissioner Terrence McAuliffe
Commissioner Ted Manello
Commissioner Frank Mirovsky

**Also
Present:**

Absent: Commissioner Armando Paolino
Commissioner Joseph Mengacci

The meeting was called to order at about 6:30 p.m. by Terrence McAuliffe.

Pledge of Allegiance was said by all.

NEW BUSINESS

Write a letter to P&Z stating the most important areas of agreement and disagreement, as well as any unanswered questions in the draft POCD

After about an hour's discussion, members agreed to have Terrence McAuliffe write a draft letter of points discussed, confirm by E-Mail, and send to P&Z Chairman Terry Smith for the POCD public hearing.

A copy of that letter is attached

MOTION TO ADJOURN by Ted Mannello, SECOND by Frank Mirovsky and unanimously voted at 7:42 pm.

Respectfully submitted,

Terrence McAuliffe
Chairman—Economic Development Commission
cc. Town Clerk, Commission Members

attachment: EICD Letter to P&Z re: POCD



TOWN OF MIDDLEBURY

ECONOMIC AND INDUSTRIAL DEVELOPMENT COMMISSION

Terry Smith, Chairman
Middlebury Planning and Zoning Commission

Subject: Comments on 2015 Plan of Conservation and Development Draft

The Economic and Industrial Development Commission has reviewed the February 3 draft of the POCD as well as the May 6 Middlebury Village draft update and the minutes of recent public hearings.

We understand that any commercial development has the potential to affect the future we want for Middlebury.

1. Our commission fully supports the ideals and vision of the POCD

- Maintain the semi-rural, small-town character of Middlebury
- Promote economic growth in a way that preserves the character of the Town while providing for modern emerging industries.
- Avoid commercial sprawl.
- Work with State DOT on streetscape, access control, and pedestrian circulation of Middlebury Village to enhance the business environment of the area.
- Encourage direct vehicular and pedestrian access between adjacent commercial areas to increase safety by reducing the number of turns on public roads and reduce the need for driveways.
- Participate in a joint marketing and development strategy for the Oxford Airport Development Zone in cooperation with Oxford and Southbury.
- Promote the improvement of the Four Corners area as the commercial center of Middlebury in a manner consistent with market forces into a modern functional town center to meet the needs of Middlebury residents. Make the area more comfortable and attractive.

2. Our commission especially likes:

- The designation of seven distinct commercial districts, each with different target business types and architectural standards. These designations will be very useful going forward as the zoning regulations and permitted uses are clarified and marketed. For example, in Middlebury Village, we would want to publish standards requiring traditional New England architectural themes and concepts in building designs and facades.
- The more general intent to encourage enforceable standards for lighting, underground utilities and landscaping in commercial areas.

EICD Comments on 2015 Plan of Conservation and Development Draft

3. Our Commission has concerns about:

- Lack of population growth projections. The POCD draft shows historical numbers but does not show projections into the future. We'd like to see assumptions about population growth as well as other growth, especially in traffic on state roads.
- The inevitable road widening of Middlebury Road. Why allow construction on a right of way that will ultimately be taken.
- Mixed residential and commercial uses in Middlebury Village. It is not permitted now for new development. We do not think this is a good idea and wonder whether the plan is to permit this or encourage it or something else.
- Parking, especially in Middlebury Village. The POCD and public comments talk about elimination of excessive parking. This should be quantified and "real world" tested in some way. For example, parking calculations for the partially unoccupied Middlebury Station did not take into account frequent congestion from Dunkin Donuts and the two other restaurants.
- Calming of traffic (on Middlebury Road in Middlebury Village.) We understand this is intended to make the pedestrian experience friendlier. However much traffic to and from Woodbury and other northwest towns use Route 64 as a through road to I-84 Exit-17 and points east. Is it the intent of the POCD to force such through traffic onto Route 188 towards I-84 Exit 16? Sewers. If the sewer system won't be expanded then capacity should be reserved for commercial uses.

4. Our Commission intends to:

- Support the POCD by promoting businesses in the appropriate business districts.
- Work with P&Z to develop specific useful architecture standards for the districts and find a way to enforce those standards.

Respectfully submitted,



Terrence McAuliffe

Chairman—Economic Development Commission

cc. Town Clerk

Members